

Ontario Land Tribunal
Tribunal ontarien de l'aménagement
du territoire



ISSUE DATE: January 13, 2026

CASE NO(S): OLT-24-000868

PROCEEDING COMMENCED UNDER subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant 1:	Mariposa Woods Inc. & Rockcliffe Park Inc.
Appellant 2:	Mariposa Woods Inc.
Appellant 3:	Mariposa Woods Inc. & Sandy Beach Resort Inc.
Appellant 4:	Mariposa Woods Inc. & Pigeon Lake Trails Park Inc.
Appellant 5:	Flato Lindsay Community Inc., Flato Lindsay Community Two Inc., Flato Lindsay Community Three Inc., Flato Lindsay Community Four Inc., Flato Lindsay Community GG Inc., Flato Lindsay Community Five Inc., Flato Lindsay Community Seven Inc., Golf Course Community One Inc., Golf Course Community Two Inc., Golf Course Community Three Inc., and Kawartha Lakes Marina Community Inc.
Appellant 6:	Brian Bartley
Subject:	By-law No. 2024-113
Description:	To permit new Rural Zoning By-law that consolidates 14 existing in-effect zoning by-laws
Reference Number:	D06-2022-06
Property Address:	City Wide
Municipality/UT:	Kawartha Lakes
OLT Case No.:	OLT-24-000868
OLT Lead Case No.:	OLT-24-000868
OLT Case Name:	Mariposa Woods Inc. et al. v. Kawartha Lakes (City)

Heard: December 12, 2025 by Video Hearing

APPEARANCES:**Parties**

Mariposa Woods Inc., &
 Rockcliffe Park Inc.,
 Mariposa Woods Inc.,
 Mariposa Woods Inc., & Sandy
 Beach Resort Inc.,
 Mariposa Woods Inc., & Pigeon
 Lake Trails Park Inc. ("Mariposa")

Flato Lindsay Community Inc.,
 Flato Lindsay Community Two
 Inc., Flato Lindsay Community
 Three Inc., Flato Lindsay
 Community Four Inc., et al.
 ("Flato")

City of Kawartha Lakes ("City")

Counsel

Siraj Syed
 Chantal Conroy (*in absentia*)
 Raj Kehar (*in absentia*)

Jessica Jakubowski
 Isaiah Banach (*in absentia*)

Denitza Koev

**MEMORANDUM OF ORAL DECISION DELIVERED BY D. CHIPMAN ON
 DECEMBER 12, 2025, AND ORDER OF THE TRIBUNAL**

[Link to Order](#)

INTRODUCTION

[1] This Decision and Order arises from two Settlements before the Tribunal in the matter of appeals pursuant to s. 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, on the passing of the new Rural Zoning By-law ("RZBL"), which essentially consolidates 14 existing zoning by-laws of the City of Kawartha Lakes ("City").

[2] The first is a partial Settlement that relates to the Appeal filed by a series of landowners that are collectively referred to as "Flato" within the appeal proceeding, that contains: (1) lands in and around the Lindsay community that are subject to a Minister's Zoning Order pursuant to Ontario Regulations 771/21, 163/22, 490/22 and 54/23 ("MZO Lands"); and, (2) site-specific concerns with respect to proposed zoning standards in

the Commercial Recreation and Rural Residential Three zones of the RZBL for the properties municipally known as 429, 431, 432, and 441 Long Beach Road, Cameron.

[3] The Flato related proposed modifications which are the subject matter of this Settlement, are intended to correct an error in the description of the MZO Lands in the RZBL which were recorded incorrectly, to clarify that the RZBL does not apply to the MZO Lands, and to recognize the existing cottages located at 429 Long Beach Road and the existing marina located at 432 Long Beach Road.

[4] Flato requested that the remaining portion of the Flato Appeal which pertains to the properties located at 431, and 441 Long Beach Road, Cameron be adjourned *sine die* at this time so that further discussions may take place with the hope of coming to a resolution in the near future.

[5] The second Settlement before the Tribunal relates to the Appeals filed by Mariposa Woods Inc., Mariposa Woods Inc. and Rockcliffe Park Inc., Mariposa Woods Inc. and Sandy Beach Resort and Mariposa Woods Inc. and Pigeon Lake Trails Park Inc. ("Mariposa"). Counsel advised that a full settlement had been reached regarding the Mariposa outstanding site-specific amendments that are being proposed to the RZBL.

PLANNING EVIDENCE

[6] The Tribunal qualified Mark Jull to give opinion evidence in the area of land use planning. Mr. Jull is a full member, in good standing of the Ontario Professional Planners Institute and holds the position of Policy Planning Supervisor with the City.

Flato Appeals

[7] Mr. Jull explained that the new Commercial Recreational exception zone CR-1121 recognizes the recently built cottages at 429 Long Beach Road. This property is currently zoned Tourist Commercial (C3) in the Township of Fenelon Zoning By-law 12-

95, which permits a variety of tourist uses, including a 'Cottage Establishment' with development standards. The new parent CR zone in the RZBL will continue to permit the use, now contemplated as Rental Cabins within a Tourist Resort. The new CR-1121 exception zone that as set out in the revised Flato Draft Order is needed to reduce the required zoning standards, to recognize the recent redevelopment of the site, and to avoid a legal non-complying situation.

[8] Similarly, the new Commercial Recreational exception zone CR-1120 is to recognize the existing marina at 432 Long Beach Road. The Tribunal heard this property is currently zoned Tourist Commercial (C3) in the Township of Fenelon Zoning By-law 12-95, which permits a variety of tourist uses, including Marina. The new parent CR zone in the RZBL continues to permit the marina use. The new CR-1120 exception zone is needed to reduce the required zoning standards, to recognize the on-going redevelopment of the site, and to avoid creating a legal non-complying situation. The proposed CR-1120 exception also clarifies which lot lines are the front, rear, and side yards and more appropriately addresses the required water setback. In his opinion, Mr. Jull stated these clarifications will support the orderly development of the site.

[9] The City's Official Plan ("OP") designation for both 429 Long Beach and 432 Long Beach is Waterfront, which is intended for seasonal and permanent residences and permits 'tourist park', 'marina' and their accessory uses. The proposed changes to the RZBL for these sites are in keeping with the City's OP.

[10] Mr. Jull emphasized that the site-specific amendments contained in the revised Flato Draft Order satisfy the applicable planning tests including the Provincial Planning Statement 2024 ("PPS"), that contains the policy objective of supporting rural areas with opportunities for tourism by leveraging natural assets, such as waterfronts and the amendments represent good planning.

Mariposa Appeals

[11] The Mariposa Appeals concern four properties. Mr. Jull outlined the amendments contained in **Attachments 1 and 2** of the Mariposa Draft Order which are meant to preserve existing zoning rights, and to allow for the continuation of seasonal recreational uses on the properties.

[12] The Tribunal heard that each of the four properties are assigned an exception zone that contains site-specific provisions. Common to each exception is clarification on the principal use and permitted accessory uses. All of the exceptions share a common set of provisions to facilitate additions of decks or enclosed structures that accommodate the prefabricated nature of the recreational vehicles that are currently permitted on the sites. As well, each exception contains definitions of “mobile home” and “park model trailer” for clarity, precision and industry standards.

[13] Mr. Jull explained that Proposed Exception 217 applies to the lands municipally known as 26 Oliver’s Lane, Fenelon Falls. The parent zone for that site is Commercial Campground (CC), but the proposed principal uses are limited to Campground and Rental Cottage, which is reflective of the property’s existing use. The provisions regulate the maximum number of Camping Sites and Rental Cottages that reflect the existing number of each. Exception 217 also includes the provision that the Campground be closed and vacated for at least 60 days to enshrine the seasonal recreational use of the property. The associated schedule to the RZBL (Schedule A-C24) remains unchanged as no new exception is being proposed, only revisions to it.

[14] Proposed Exception 259 applies to 790 Elm Tree Road, Little Britain. Mr. Jull explained that the parent zone for that property is Commercial Recreation (CR). While Campground is the principal use, this exception zone also allows limited residential uses in the form of Accessory Dwelling Units and other provisions to reflect a 2011 Ontario Municipal Board (“OMB”) decision pertaining to the site (re: OMB File No. PL090926). While these limited residential uses are permitted (as accessory uses), and

the exception zone clarifies that the Campground is not required to shut down for a period each year, the provisions will clarify that recreational vehicles on site shall not be permitted to be used as permanent residences. He pointed to the corresponding amendments proposed to RZBL Schedules A-E22 and A-E36 (see the mapping at **Attachment 2**, Appendix 1 of the Mariposa Draft Order) stating the schedules have been amended to correct the area that is currently subject to a Hold.

[15] Proposed new Exception 1118 applies to the property municipally known as 1418 Tracey's Road, Lindsay. The parent zone for that property is Commercial Campground (CC). The provisions specific to this exception zone enshrine the existing uses and their intensity by specifying the precise number of Camping Sites. The provisions make explicit, the campground shall shut down for a period of time each calendar year. He stated that RZBL Schedule A-E15 is proposed to be revised to show this new CC-1118 exception. No other changes are proposed to this Schedule. The revised schedule is provided at **Attachment 2**, Appendix 2 of the Mariposa Draft Order.

[16] Proposed new Exception 1119 applies to the property municipally known as 2728 Monck Road, Kirkfield, which has a Commercial Campground (CC) parent zone. As with Exception 1118, he stated, the site-specific provisions are intended to enshrine the existing uses on the property. RZBL Schedules A-B09 and A-B10 are proposed to be revised to show the new CC-1119 exception. No other changes are proposed to these Schedules. The revised schedules are attached to the Mariposa Draft Order at **Attachment 2**, Appendix 3.

[17] The lands subject to exceptions CC-217 (26 Oliver's Road), CC-1118 (1418 Tracey's Hill), and CC-1119 (2728 Monck Road) are all designated as Rural and is primarily intended to support agriculture and agricultural-related uses, but also permits a variety of rural use including active and passive recreational uses and facilities, such as the zoned permissions in these exceptions.

[18] The land subject to exception CR-259 (790 Elm Tree Road) is designated Tourist Commercial. This designation is to provide for resource-based recreational development as the developed area of 790 Elm Tree Road is for recreational uses and is adjacent to the watercourse Mariposa Brook and a tract of forest. Mr. Jull stated the recreational uses outlined in the exception meet the intent of the Tourist Commercial designation.

[19] Mr. Jull emphasized that all four properties are subject to the policies specific to rural areas in the PPS. The recreational zoning permissions in all four exceptions are consistent with the policies that state rural areas should be supported by providing opportunities for sustainable and diversified tourism, including leveraging natural assets.

CONCLUSION

[20] Based on the uncontroverted and comprehensive evidence provided by Mr. Jull the Tribunal finds the amendments that are proposed to the RZBL as set out in the Flato (**Attachment 1 and 2**) and Mariposa (**Attachment 1 and 2**) Draft Orders are consistent with the PPS, conform with the City's OP and generally represent good planning.

[21] With regard to 431 and 441 Long Beach Road ("remaining Flato Appeal") that remains unresolved, Flato requested this portion of the Flato Appeal be adjourned *sine die*. The Tribunal having agreed to adjourn this portion directed the Parties to provide the Tribunal with a written update on the progress of a resolution no later than **September 15, 2026**.

ORDER

FLATO APPEAL

[22] **THE TRIBUNAL ORDERS THAT** the Flato Appeal against Rural Zoning By-law 2024-113 of the City of Kawartha Lakes with respect to the properties located at 429 and 432 Long Beach Road is allowed, in part, and the Tribunal directs the municipality

to amend Rural Zoning By-law 2024-113 as set out in **Attachment “1”** (Textual Amendments) and **Attachment “2”** (Mapping Amendments) hereto pertaining to the Flato lands;

[23] **THE TRIBUNAL ORDERS THAT** the Flato Appeal regarding 431 and 441 Long Beach Road that remain unresolved be adjourned *sine die*.

[24] **THE TRIBUNAL ORDERS THAT** all of the modifications approved herein will come into force and effect on the earlier of:

- a. The date that a Tribunal Order is issued pursuant to s. 34(31) of the *Planning Act*, bringing into effect those portions of Rural Zoning By-law 2024-113 that are not under appeal; or,
- b. The date that the Tribunal issues an Order finally disposing of the first of three appeal proceedings under OLT File No. OLT-24-000868, being one of the Brian Bartley’s Appeal, the Flato Appeal, or the Mariposa Appeals, pursuant to s. 34(26) of the *Planning Act*. If the modifications hereby approved come into force and effect before the Tribunal issues a final decision on Mr. Bartley’s appeal, and that appeal has not been withdrawn, the legends on Flato’s Schedules at Appendix 1 through 3 of **Attachment “2”** hereto shall be further modified to add language to indicate that the Agricultural Zones are under appeal.

[25] **THE TRIBUNAL ORDERS THAT** the portions of the Flato Appeal pertaining to the MZO Lands and to the properties located at 429 and 432 Long Beach Road, are fully and finally resolved through this Order and without prejudice to any position that the City of Kawartha Lakes or Flato may take with respect to the remaining portion of the Flato Appeal, which pertains to the properties located at 431 and 441 Long Beach Road that remain unresolved.

[26] **THE TRIBUNAL ORDERS THAT** the approval of this Order and the coming into force of the Rural Zoning By-law 2024-113 shall be strictly without prejudice to, and shall not have the effect of limiting:

- a. Flato's position in relation to its remaining Flato Appeal, such that Flato is at liberty to challenge and test the planning merits of the Rural Zoning By-law 2024-113 as it applies to the specific sites that are the subject of the remaining Flato Appeal; and,
- b. The jurisdiction of the Tribunal to consider and approve modifications, deletions, or addition to the Rural Zoning By-law 2024-113 on a site-specific basis relating to the remaining Flato Appeal and that the City of Kawartha Lakes will not be entitled to rely on this Order as a reason to dismiss the remaining Flato Appeal in whole or in part.

MARIPOSA APPEAL

[27] **THE TRIBUNAL ORDERS THAT** the Mariposa Appeal against Rural Zoning By-law 2024-113 of the City of Kawartha Lakes is allowed, in part and the Tribunal directs the municipality to amend Rural Zoning By-law 2024-113 as set out in **Attachment "1"** (Textual Amendments) and **Attachment "2"** (Mapping Amendments) to this Order. In all other respects, the Tribunal Orders the appeal is dismissed.

[28] **THE TRIBUNAL ORDERS THAT** all of the modifications related to the Mariposa Appeal herein will come into force and effect as of the date of this Order;

[29] **THE TRIBUNAL ORDERS THAT** all of the Mariposa Appeals pertaining to Rural Zoning By-law 2024-113 have been resolved through this Order and the Attachments which are attached to this Order shall form part of the Order.

“D. Chipman”

D. CHIPMAN
MEMBER

Ontario Land Tribunal

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The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal (“Tribunal”). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

Attachment 1 – Mariposa and Flato

Mariposa

Textual Amendments to Rural Zoning By-law 2024-113

The text of the City of Kawartha Lakes Rural Zoning By-law 2024-113 is hereby amended as follows:

1. **Exception 217 (Fenelon) under Section 13.147 is deleted in its entirety and replaced with the following:**

Exception 217 (Fenelon)

All provisions of the CC zone shall apply except that:

- 1) The permitted uses shall be limited to:
 - a) Campground; and,
 - b) Rental Cottage
- 2) The permitted accessory uses shall be limited to:
 - a) Accessory Dwelling Unit
 - b) Office
 - c) Retail Convenience
- 3) Where permitted by this By-law, a deck and/or enclosed structure may be added to a recreational vehicle within a campground, provided:
 - a) The area of the enclosed structure is not greater than 50.0 m²;
 - b) The enclosed structure does not extend beyond the dimensions of the longest walls of the existing recreational vehicle;
 - c) The deck does not extend more than 4.0 m from the recreational vehicle;
 - d) The enclosed structure does not exceed the height of the recreational vehicle by more than 0.3 m; and
 - e) The enclosed structure does not include kitchen facilities.
- 4) Maximum Camping Site Coverage: 100 m²
- 5) The minimum recreational vehicle area within a Camping Site shall be as existing.
- 6) Maximum Number of Camping Sites per hectare does not apply.
- 7) Minimum parking space required per Camping Site is 1.
- 8) Maximum number of Camping Sites is 185.

- 9) Maximum number of Rental Cottages is 11.
- 10) An Accessory Dwelling Unit is permitted, as per Section 4.1.10 of this By-law.
- 11) Where permitted by this By-law, a Campground shall be required to close and be vacated for a period not less than 60 consecutive days commencing January 1 of each calendar year.
- 12) The following site-specific definitions shall apply and prevail in the event of a conflict with another similarly defined term in this By-law:
 - a) A "mobile home" means any dwelling that is designed to be mobile and constructed or manufactured to provide a permanent residence for one or more persons in accordance with C.S.A. Z240.
 - b) A "park model trailer" means a recreational vehicle that meets the following criteria:
 - i. it is built on a single chassis mounted on wheels;
 - ii. it is designed to facilitate relocation from time to time;
 - iii. it is designed as living quarters for seasonal camping and may be connected to those utilities necessary for operation of installed fixtures and appliances;
 - iv. it has a gross floor area including lofts, not exceeding 50m² when in the set up mode and has a width greater than 2.6m in the transit model; and,
 - v. it is manufactured in accordance with CSA Z-241.
 - c) A "rental cottage" means a building within a Campground, which may contain cooking facilities or sanitary facilities, rented out for the purposes of the vacationing or travelling public through temporary accommodation.

2. Exception 259 (Ops) under Section 13.181 is deleted in its entirety and replaced with the following:

Exception 259 (Ops)

All provisions of the CR zone shall apply except that:

- 1) The permitted uses shall be limited to:
 - a) Campground
- 2) The permitted accessory uses shall be limited to:
 - a) Accessory Dwelling Unit
 - b) Office

c) Retail Convenience

- 3) Two accessory dwelling units, each with a maximum floor area of 300 m², are permitted accessory dwelling units as per Section 4.1.10 of this By-law.
- 4) Section 4.28.2 shall not apply. A campground shall not be required to close and be vacated for a period within each calendar year. Notwithstanding, a recreational vehicle shall not be permitted to be used as a permanent residence by their owners and/or occupants. The site license, signed on an annual basis, shall require the owner/occupant to have a principal residence other than the Camping Site on the subject lands. All records of site licenses shall be provided **annually to the City's licensing officer.**
- 5) Where permitted by this By-law, a deck and/or enclosed structure may be added to a recreational vehicle within a campground, provided:
 - a) The area of the enclosed structure is not greater than 50.0 m²;
 - b) The enclosed structure does not extend beyond the dimensions of the longest walls of the existing recreational vehicle;
 - c) The deck does not extend more than 4.0 m from the recreational vehicle;
 - d) The enclosed structure does not exceed the height of the recreational vehicle by more than 0.3 m; and,
 - e) The enclosed structure does not include kitchen facilities.
- 6) The maximum number of Camping Sites shall be 300
- 7) The minimum Camping Site area for a recreational vehicle shall be 400 m².
- 8) Maximum Camping Site Coverage is 40%.
- 9) Maximum number of Camping Sites per hectare does not apply
- 10) Maximum number of recreational vehicles per Camping Site is 1.
- 11) Minimum parking space required per Camping Site is 2
- 12) Parking spaces shall have a minimum length of 6.0 m and a minimum width of 2.8 m
- 13) Driveway width 7m two-way traffic and 5 m for one-way traffic

- 14) On land zoned CR-259, 100 Camping Sites are permitted
- 15) On land zoned CR-259(H), the Holding (H) symbol will be removed to permit the development of additional Camping Sites in two more phases, each phase containing a maximum of 100 Camping Sites, after the following requirements have been fulfilled.
- a) A hydrogeological study, environmental impact study, a stormwater management plan, a slope stabilization study, site servicing study, and lot grading and drainage plan, as required, has been prepared and approved for each phase or phases to the satisfaction of the City of Kawartha Lakes;
 - b) The applicant shall implement appropriate water setbacks, shoreline naturalization, and fencing requirements to the satisfaction of the Kawartha Region Conservation Authority;
 - c) The applicant has entered into a Site Plan Agreement to the satisfaction of the City of Kawartha Lakes that includes provisions for phasing of the development; and
 - d) The applicant has obtained a municipal license for the Campground from the City of Kawartha Lakes
- 16) The following site-specific definitions shall apply and prevail in the event of a conflict with another similarly defined term in this By-law
- a) **A “mobile home” means any dwelling that is designed to be** mobile and constructed or manufactured to provide a permanent residence for one or more persons in accordance with C.S.A. Z240.
 - b) **A “park model trailer” means a recreational vehicle that meets** the following criteria:
 - i. it is built on a single chassis mounted on wheels;
 - ii. it is designed to facilitate relocation from time to time;
 - iii. it is designed as living quarters for seasonal camping and may be connected to those utilities necessary for operation of installed fixtures and appliances;
 - iv. it has a gross floor area including lofts, not exceeding 50m² when in the set up mode and has a width greater than 2.6m in the transit model; and
 - v. it is manufactured in accordance with CSA Z-241.

3. The following Exception Zone is added to Section 13.0, as Section 13.798, and the Table of Contents is amended accordingly:

Exception 1118 (Emily)

All provisions of the CC zone shall apply except that:

- 1) The permitted uses shall be limited to:
 - a) Campground.
- 2) The permitted accessory uses shall be limited to:
 - a) Accessory Dwelling Unit
 - b) Office
 - c) Retail Convenience
- 3) Where permitted by this By-law, a deck and/or enclosed structure may be added to a recreational vehicle within a campground, provided:
 - i. The area of the enclosed structure is not greater than 50.0 m²;
 - ii. The enclosed structure does not extend beyond the dimensions of the longest walls of the existing recreational vehicle;
 - iii. The deck does not extend more than 4.0 m from the recreational vehicle
 - iv. The enclosed structure does not exceed the height of the recreational vehicle by more than 0.3 m; and,
 - v. The enclosed structure does not include kitchen facilities.
- 4) Maximum Camping Site Coverage: 100m²
- 5) The minimum recreational vehicle area within a Camping Site shall be as existing.
- 6) Maximum Number of Camping Sites per hectare does not apply.
- 7) Minimum parking spaces required per Camping Site is 1.
- 8) Maximum number of Camping Sites: 303.
- 9) Two Accessory Dwelling Units are permitted, as per Section 4.1.10 of this By-law.
- 10) Where permitted by this By-law, a Campground shall be required to close and be vacated for a period not less than 60 consecutive days commencing January 1 of each calendar year

- 11) The following site-specific definitions shall apply and prevail in the event of a conflict with another similarly defined term in this By-law:.
- a) **A “mobile home” means any dwelling that is designed to be** mobile and constructed or manufactured to provide a permanent residence for one or more persons in accordance with C.S.A. Z240.
 - b) **A “park model trailer” means a recreational vehicle that meets** the following criteria:
 - i. it is built on a single chassis mounted on wheels;
 - ii. it is designed to facilitate relocation from time to time;
 - iii. it is designed as living quarters for seasonal camping and may be connected to those utilities necessary for operation of installed fixtures and appliances;
 - iv. it has a gross floor area including lofts, not exceeding 50m² when in the set up mode and has a width greater than 2.6m in the transit model; and,
 - vi. it is manufactured in accordance with CSA Z-241.

4. The following Exception Zone is added to Section 13.0, as Section 13.799, and the Table of Contents is amended accordingly:

Exception 1119 (Laxton) All provisions of the CC zone shall apply except that:

- 1) The permitted uses shall be limited to:
 - a) Campground.
- 2) The permitted accessory uses shall be limited to:
 - a) Accessory Dwelling Unit
 - b) Office
 - c) Retail Convenience
- 3) Where permitted by this By-law, a deck and/or enclosed structure may be added to a recreational vehicle within a campground, provided:
 - a) The area of the enclosed structure is not greater than 50.0 m²;
 - b) The enclosed structure does not extend beyond the dimensions of the longest walls of the existing recreational vehicle;
 - c) The deck does not extend more than 4.0 m from the recreational vehicle
 - d) The enclosed structure does not exceed the height of the recreational vehicle by more than 0.3 m; and,
 - e) The enclosed structure does not include kitchen facilities.
- 4) Maximum Camping Site Coverage: 100 m².
- 5) The minimum recreational vehicle area within a Camping Site shall be as existing.
- 6) Maximum Number of Camping Sites per hectare does not apply.
- 7) Minimum parking spaces required per Camping Site is 1.
- 8) Maximum number of Camping Sites 247.
- 9) An Accessory Dwelling Unit is permitted, as per Section 4.1.10 of this By-law.
- 10) Where permitted by this By-law, a Campground shall be required to close and be vacated for a period not less than 60 consecutive days commencing January 1 of each calendar year
- 11) The following site-specific definitions shall apply and prevail in the event of a conflict with another similarly defined term in this By-law:.

- a) A **“mobile home”** means any dwelling that is designed to be mobile and constructed or manufactured to provide a permanent residence for one or more persons in accordance with C.S.A. Z240.
- b) A **“park model trailer”** means a recreational vehicle that meets the following criteria:
 - i. it is built on a single chassis mounted on wheels;
 - ii. it is designed to facilitate relocation from time to time;
 - iii. it is designed as living quarters for seasonal camping and may be connected to those utilities necessary for operation of installed fixtures and appliances;
 - iv. it has a gross floor area including lofts, not exceeding 50m² when in the set up mode and has a width greater than 2.6m in the transit model; and,
 - vii. it is manufactured in accordance with CSA Z-241.

Flato

The text of the City of Kawartha Lakes Rural Zoning By-law 2024-113 is hereby amended as follows:

1. Section 1.2.1 is revised to add the exception and clarification underlined below:

"1.2.1 This by-law applies to all lands at Schedule "A", except where an existing in-effect zoning by-law is shown to continue to apply. For greater certainty, this by-law does not apply to lands that are subject to a Minister's Zoning Order that is in effect on or before the date that this by-law comes into effect."

2. The following exception zone is added to Section 13.0:

Exception 1121 (Fenelon)

All provisions of the CR zone shall apply except:

- 1) The minimum lot area shall be 0.4 hectares.
- 2) The minimum lot frontage shall be 63.0 metres.
- 3) The minimum front yard shall be 22.0 metres.
- 4) The minimum rear yard shall be 7.5 metres.
- 5) The minimum interior side yard shall be 24 metres.
- 6) No loading spaces shall be required.

3. The following exception zone is added to Section 13.0:

Exception 1120 (Fenelon)

All provisions of the CR zone shall apply except:

- 1) The minimum lot area shall be 0.2 hectares.
- 2) The minimum lot frontage shall be 39 metres.
- 3) The north lot line shall be deemed to be the front lot line.
- 4) The minimum front yard shall be 2.5 metres.
- 5) The south lot line shall be deemed the rear lot line. The minimum rear yard shall be 4.0 metres.
- 6) The west and east lot lines shall be deemed to be the exterior side yards.
- 7) The minimum westerly exterior side yard shall be 3.0 metres.

- 8) The minimum easterly exterior side yard shall be 5.0 metres.
- 9) The minimum water setback for the easterly exterior side yard shall be 5.0 metres. Notwithstanding the water setback, the encroachments permitted in Table 4.1 shall be permitted within the easterly exterior side yard, but in all circumstances shall be no closer than 3.5 m from the east lot line.
- 10) The maximum lot coverage shall be 50%.
- 11) The minimum number of parking spaces required on the lands shall be 7 spaces.
- 12) A parking space shall have a minimum width of 2.8 m and a minimum length of 5.8 m.
- 13) No loading spaces shall be required.
- 14) The proposed distance between a driveway and intersection of street lines shall be 0 metres.

Attachment 2 - Mariposa and Flato

Mariposa

Mapping Amendments to Rural Zoning By-law 2024-113

The City of Kawartha Lakes Rural Zoning By-law 2024-113 is hereby amended as follows:

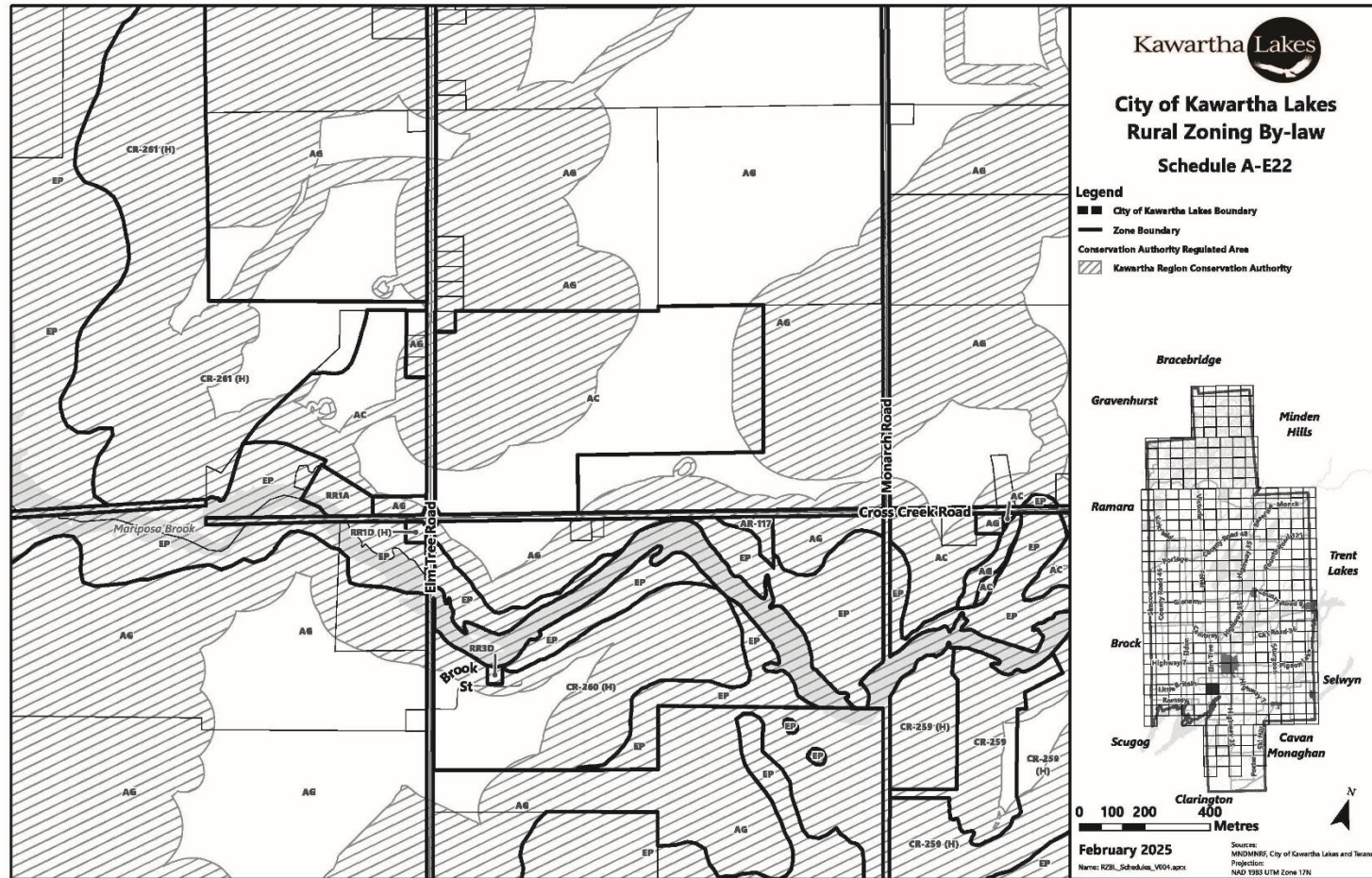
1. Schedules A-E22 and A-E36 are deleted in their entirety and replaced with amended Schedules A-E22 and A-E36, which are appended hereto as Appendix 1, to reflect the amendments to Exception 259 as set out in Attachment 1 of this Order. For context, this amendment pertains to the property that is municipally known as 790 Elm Tree Road, Little Britain.
2. Schedule A-E15 is deleted in its entirety and replaced with amended Schedule A-E15, which are appended hereto as Appendix 2, to reflect the addition of Exception 1118 as set out in Attachment 1 of this Order. For context, this amendment pertains **to the property that is municipally known as 1418 Tracey's Hill Road, Lindsay.**
3. Schedules A-B09 and A-B10 are deleted in its entirety and replaced with amended Schedules A-B09 and A-B10, which are appended hereto as Appendix 3, to reflect the addition of Exception 1119 as set out in Attachment 1 of this Order. For context, this amendment pertains to the property that is municipally known as 2728 Monck Road, Kirkfield.

The amended Schedules follow as Appendix 1, 2 and 3 to Attachment 2.

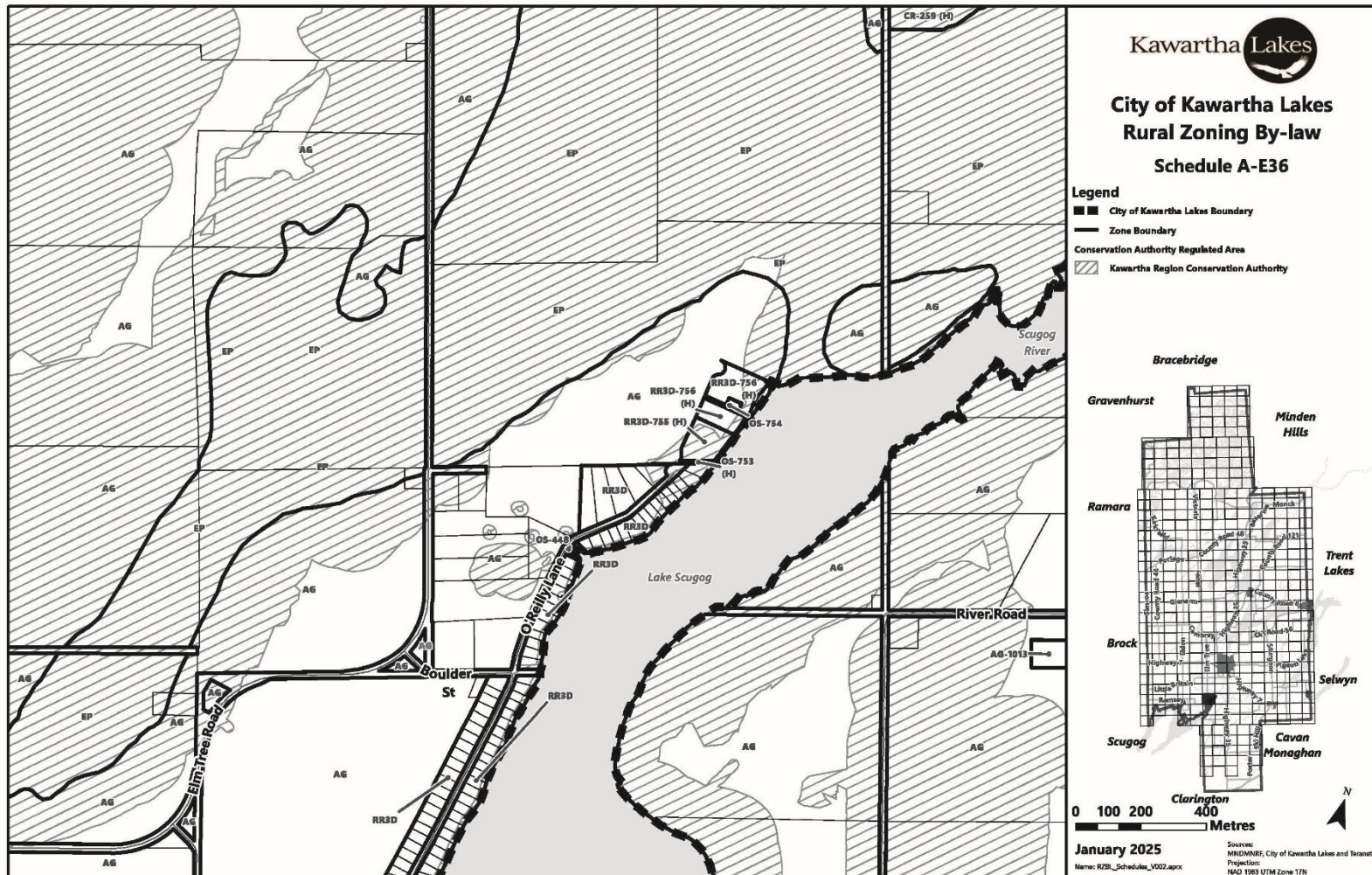
Mariposa Land

APPENDIX 1

Mariposa Land



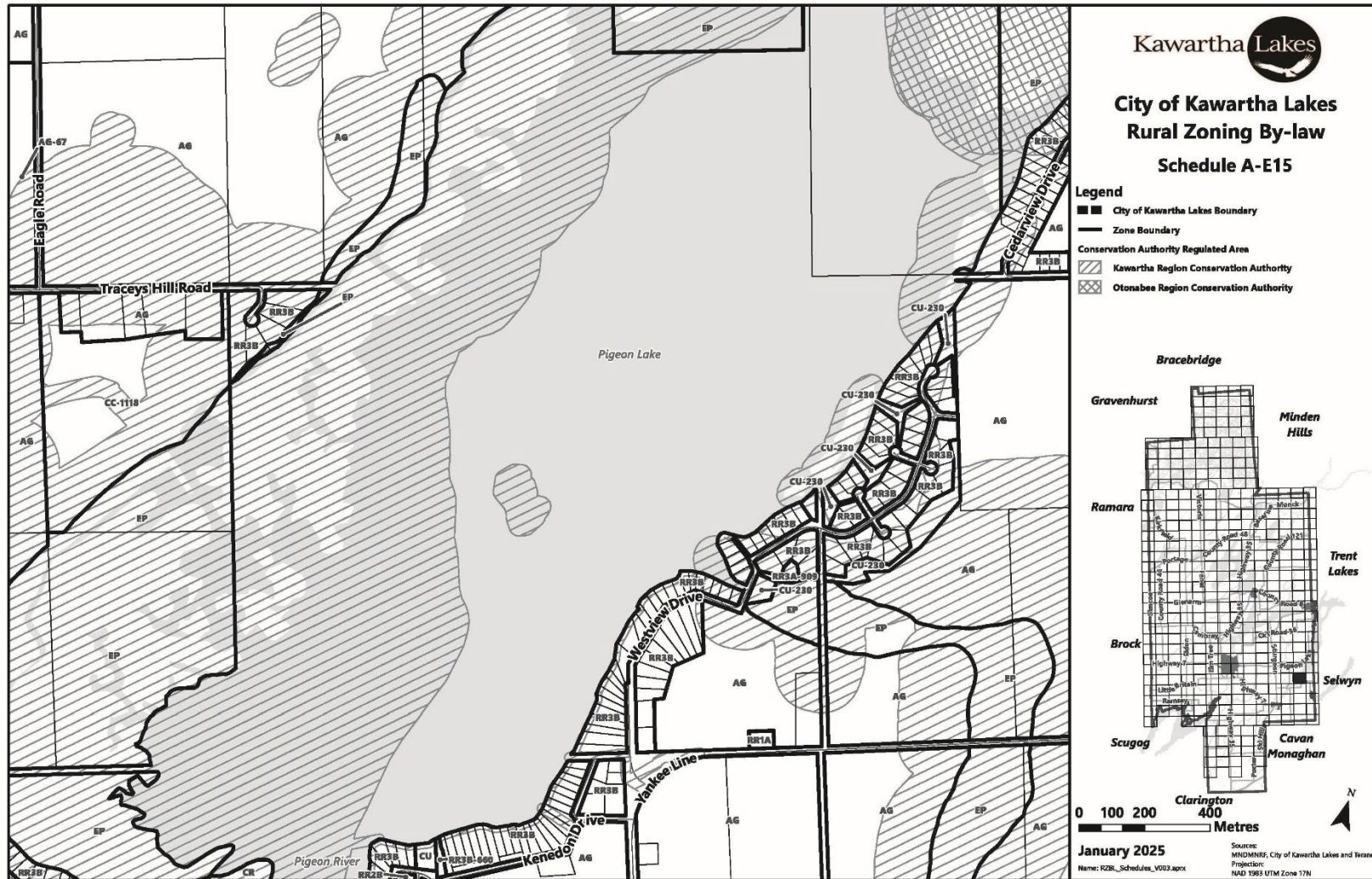
Mariposa Land



Mariposa Land

APPENDIX 2

Mariposa Land



Mariposa Land

APPENDIX 3

Mariposa Land



Mariposa Land



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Mapping Amendments to Rural Zoning By-law 2024-113

The City of Kawartha Lakes Rural Zoning By-law 2024-113 is hereby amended as follows:

1. Schedules A-D66, A-D80, and A-D81 shall be deleted in their entirety and replaced with the new Schedules A-D66, A-D80, and A-D81, which are appended hereto as Appendix 1.
2. Schedule A-D25 is deleted in its entirety and replaced with amended Schedule A-D25, which is appended hereto as Appendix 2, to reflect the amendments to Exception 1120 and Exception 1121 as set out in Attachment 1 of this Order. For context, Exception 1120 pertains to the property known as 432 Long Beach Road, Cameron, and Exception 1121 pertains to the property that is municipally known as 429 Long Beach Road, Cameron.

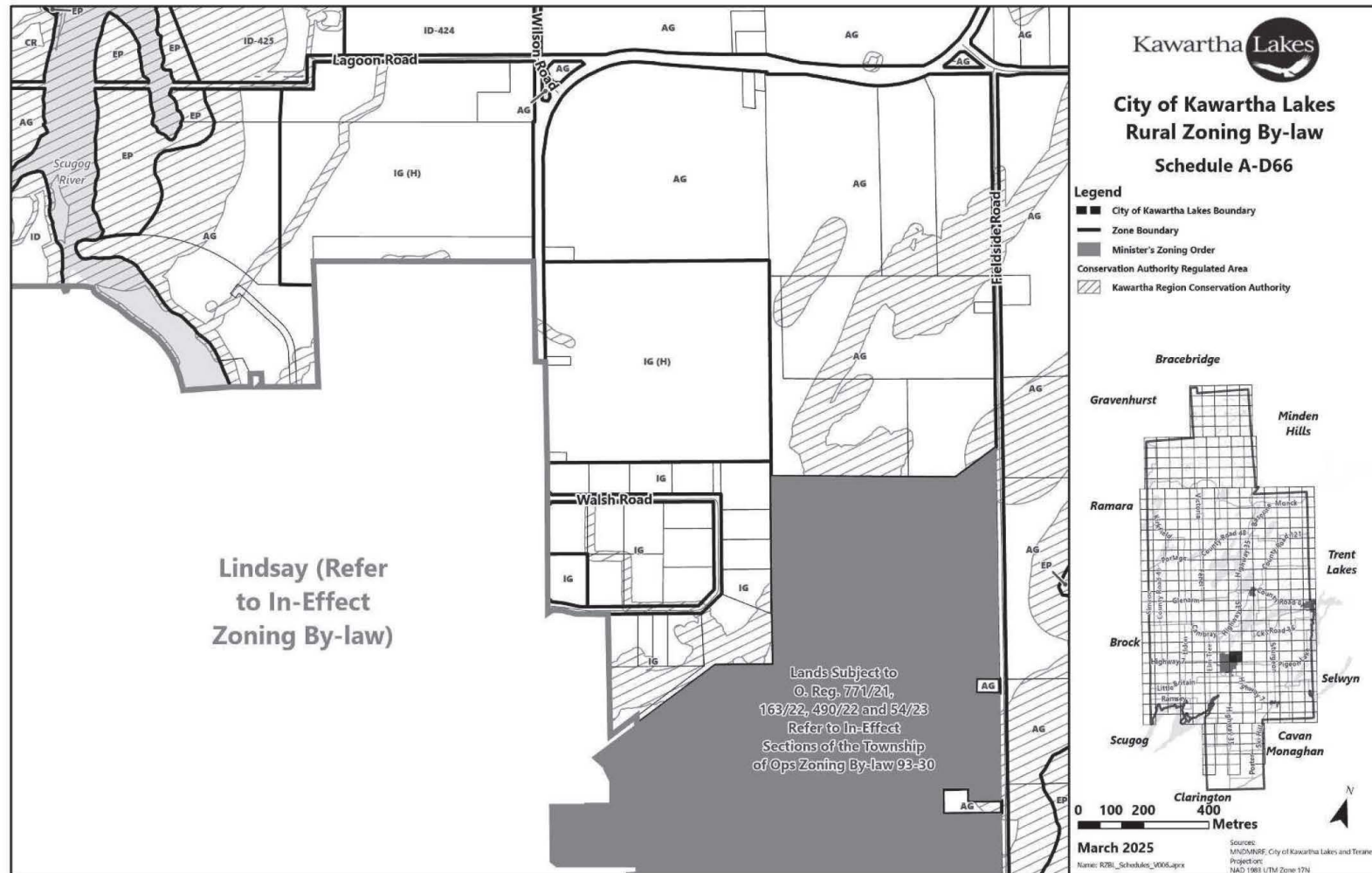
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Appendix 1

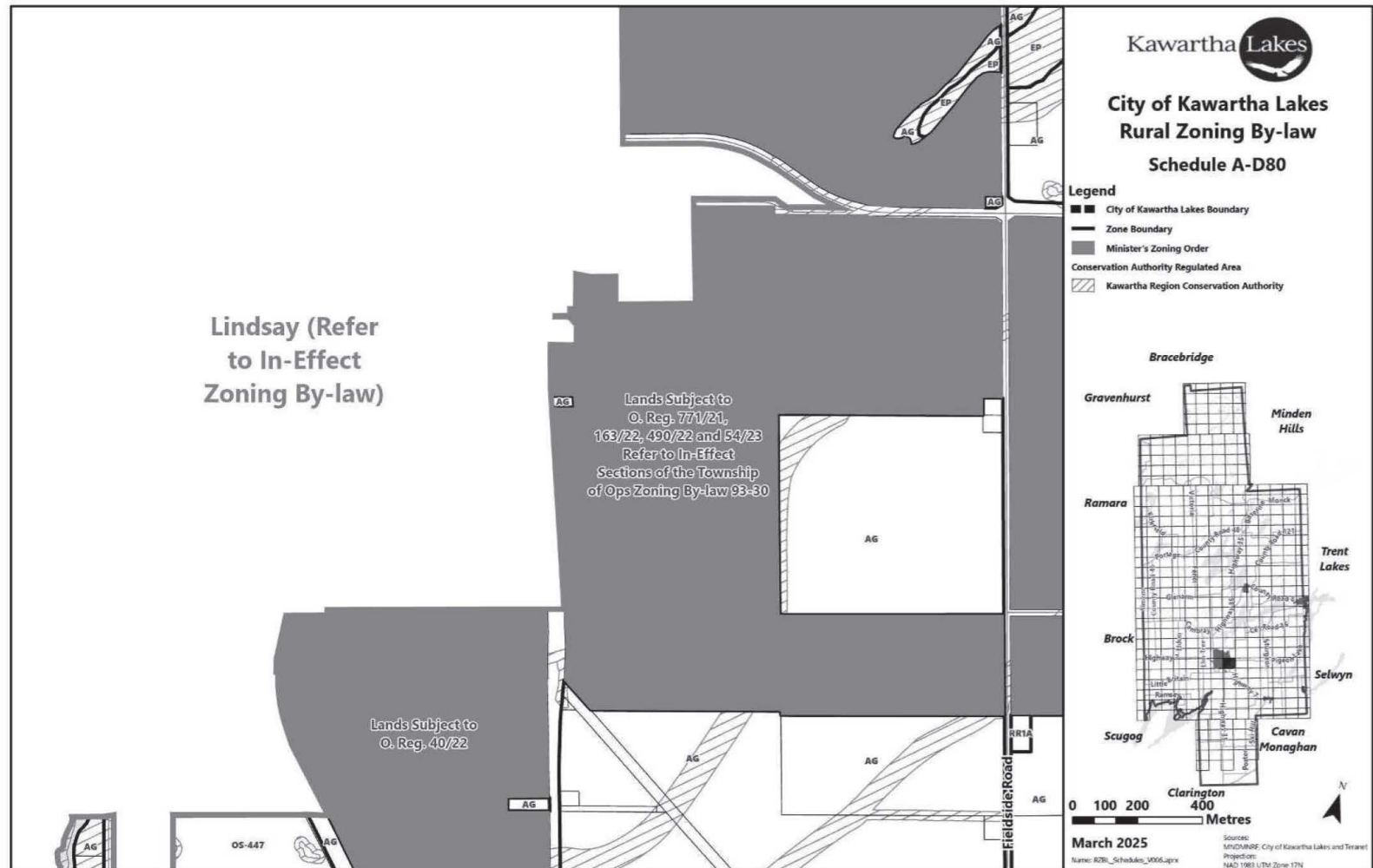
Revised Schedules A-D66, A-D80, and A-D81 follow.

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Flato Land**Appendix 2**

Revised Schedule A-D25 follows.

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